



**CITY OF BEAVERTON**  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
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www.ci.beaverton.or.us

## **TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION**

**Date of Notice:** November 18, 2004

**Case File No./Project Name:** CU2004-0021 / TP2004-0018  
LD2004-0030 / FS2004-0017  
Garden Grove 15-Lot PUD

**Public Hearing Date:** January 5, 2005

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall,  
4755 SW Griffith Drive beginning at 6:30 p.m.

**Summary of Application:** The applicant requests Conditional Use approval for a Final Planned Unit Development (PUD) and associated Land Division for a Preliminary Subdivision to create a 15 single family residential development. In association with the proposed PUD and subdivision, the applicant requests approval of a Tree Plan Two application to remove Community Trees on the site, and a Flexible Setback application to request a "zero" side and rear yard setbacks in two proposed open space tracts within portions of the parent parcel. One open space tract is proposed on the north side of the parent parcel, adjacent to Canby Street. The other open space tract is proposed on the south side of the parent parcel, adjacent to Multnomah Blvd. The PUD request is to provide flexibility to the dimensional standards of the R-7 zoning district to accommodate the development, including but not limited to the reduction to minimum lot size, reduction to the internal building setback requirements within the parent parcel, and the modification of street standards, and the construction of a private street serving three (3) lots, while creating approximately 20% of open space. The Preliminary Subdivision application is a request to create 15 single family lots, two open space tracts, and one tract for a private street. The subject site is approximately 2.8 acres in size and is located on SW Canby Street, west of SW Canby Lane.

**Decision-Making Authority:** Planning Commission

**Due Date for Written Comments to be Addressed in Staff Report:**  
December 20, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, all submittals prior to or at the hearing

that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Staff Planner:** Jeff Caines **Phone Number:** 503-526-2419

**Facilities Review Committee Meeting Date:** December 8, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

**Site Description:**

Map & Tax Lot Number: Map 1S1-24DA Lot 301  
Site Address: None  
Cross Street: SW Canby Street (west of Canby Lane)  
Zoning: Urban Standard Density (R-7)  
Neighborhood Association Committee: CPO 3

**Applicable Development Code Approval Criteria:**

40.03, 40.15.15.5.C, 40.45.15.3.C, and 40.90.15.2.C

The following Comprehensive Plan Policies are the applicable for the Conditional Use Final Planned Unit Development application: Goal 3.13.1, Policies a through i; Goal 3.13.3, Policy a; Goal 4.2.1.1 Policy a; Goal 4.2.2.1, Policy a; Goal 5.4.1, Policies b and c; Goal 5.6.1, Policy a; Goal 5.7.1 Policy f; Goal 6.2.1, Policies a, b and d; Goal 6.2.2 Policies a through f; Goal 6.2.3, Policies b, d, e, f, g, and h.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The Planning Commission shall make a decision on the development application after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[http://www.ci.beaverton.or.us/departments/CDD/CDD\\_dev\\_projects.html](http://www.ci.beaverton.or.us/departments/CDD/CDD_dev_projects.html).

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.